

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
828-5123

Project Name: Ariel Chmielarz/Subway
1415 E. Las Olas Blvd.

Case #: 63-R-02

Date: 6/25/02

Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license prior to applying for a building permit. This application shall include calculations supporting site design and compliance with South Florida Water Management Design criteria, with adequate measures for on site retention of surface water runoff. Additional water quantity criteria shall be demonstrated for development roadway and finish floor as well as any discharge to offsite water bodies or drainage facilities under City, County, or State's jurisdiction.
2. The following engineering plans shall be submitted for review and evaluation prior to final DRC authorization:
 - a. Paving and Drainage Plan
 - b. Water and Sewer Plan
 - c. Pavement Marking & Signing Plan
 - d. Details and Specifications Sheet
3. Please provide the standard detail for the concrete access from the City's Engineering Standards and Specifications, latest edition. This detail shall be placed on the engineer's paving, grading, and drainage detail sheet.
4. There is insufficient stacking distance in accordance with Section 47-20 of the City's Code of Ordinances. A 22 ft. distance is required at both entrances.
5. Please discuss the reasoning for marking accesses as single directional and also designing them for two directional travel. It would appear that if single directions are desired then they should be reduced in width to 15 ft. or slightly more for required delivery truck radii.
6. Please indicate on the architect's and engineering plans (when engineering plans are produced) the sidewalk construction necessary and the proposed widths on S.E. 15 Avenue and Las Olas Blvd.

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7. Please provide a photometric lighting plan in accordance with Section 47-20.14 of the City's Code of Ordinances.
8. Stop signs and bars (as required) shall be shown on the pavement design plans prior to receiving final DRC authorization.
9. Please show accessible aisle to point of entry into the building.
10. Please provide additional detail on truncated dome type detectable warning plates to be utilized on all handicap ramps and points of connection of sidewalk and public streets.
11. Additional comments may be provided at the DRC meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Ariel Chmielarz/Subway

Case #: 63-R-02

Date: 6-18-02

Comments:

No Comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Ariel Chmielarz/Subway

Case #: 63-R-02

Date: June 25, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Ariel Chmielarz/Subway

Case #: 63-R-02

Date: 6/25/02

Comments:

1. A peninsula tree island with a min. 8' wide landscape area width is required at the end of the 4 parking spaces in front of the building.
2. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan. All tree planting to be in accordance with FPL guidelines for planting in the vicinity of power lines. There are overheads on 15th Ave; Tabebuias would have to be setback 20'.

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Ariel Chmielarz/Subway

Case #: 63-R-02

Date: June 25, 2002

Site Plan Level II/Change of Use: Gas Station to Take-out Subway Restaurant/B-1
1415 E. Las Olas Blvd.

Comments:

1. Stacking is insufficient, discuss with Engineering and Zoning representatives at DRC meeting. A variance to permit a lesser amount of stacking was denied for this site at the September 8, 1999 Board of Adjustment meeting.
2. Dimension bufferyard on landscape plan.
3. Provide street trees pursuant to Sec. 47-25.2.M.9.
4. Development is subject to Sec. 47-25.3, Neighborhood Compatibility Requirements as follows:
 - a) Lighting: Lighting shall be directed away from residential property and shall not cause illumination in excess of ½ footcandle on any abutting residential property. Lighting fixtures shall be shielded, angled or both so that direct or indirect light shall not cause glare on abutting residential property. **Submit photometric plan.**
 - b) Control of Appearance: Architectural Features: The façade facing the residential property shall be constructed to compliment a residential structure and shall include architectural features as outlined in Sec. 47-25.3.2. **Provide additional architectural detailing.**
 - c) Loading Facilities: Loading and service facilities shall be screened so as not to be visible from abutting residential. **Discuss location of dumpster.**
 - d) Screening of Rooftop and Mechanical Equipment: Rooftop mechanical equipment shall be screened so that they are not visible from abutting residential.

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- e) Bufferyard Requirements: A ten (10) foot landscaped strip shall be required to be located along property lines adjacent to residential. Such strip shall include trees, shrubs and ground cover as provided in Sec. 47-21. No parking shall be located within twelve (12) feet of property line next to residential.
 - f) A wall a minimum of six (6) feet in height which incorporates decorative features on the residential side shall be provided along the length of property abutting residential. **Provide a detailed elevation of wall.** Discuss conflict with wall and ability to service dumpster.
- 5. Label adjacent buildings on site plan.
 - 6. Discuss whether additional right-of-way along E. Las Olas Blvd. or S.E. 15 Ave. is required with Engineering representative.
 - 7. Label sidewalks on site plan.
 - 8. Provide a copy of plat and any amendments.
 - 9. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective C. Cleary- Robitaille
828-6419

Project Name: Ariel Chmielarz/Subway

Case #: 63-R-02

Date: 06/25/02

Comments:

All glass areas should be protected with an impact-resistant material.

A perimeter alarm system should include a glass- breaking sensor system.

Rear door, front door, counter area, drive- thru and restroom entrances should all be under video surveillance. These areas should be monitored and recorded.

The rear door should have a peephole that allows a 180 degree viewing of the area.

Parking lot photo-metrics should be provided.

Please respond to comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Ariel Chmielarz/Subway

Case #: 63-R-02

Date: 6/25/02

Comments:

1. Buffer yard requirement of section 47-25.3 apply to this development site. A minimum of a five (5) foot height masonry wall a minimum of five (5) feet from the alley with no openings, a minimum of a ten (10) wide landscape strip.
2. Dumpster shall not be accessed from the alley pursuant to section 47-25.3.
3. Discuss stacking distance from Las Olas Blvd and S.E. 15 Ave. with the Engineering representative.
4. All roof-mounted equipment shall be screened from view pursuant to section 47-19.5.Z. and 47-25.3.
5. Signs shall comply with section 47-22.
6. Additional comments may be forthcoming at DRC meeting.